

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

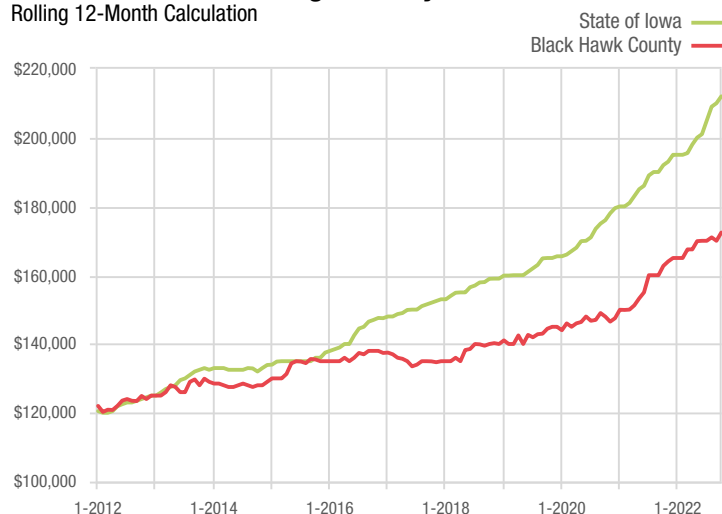
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	159	132	- 17.0%	1,822	1,630	- 10.5%
Pending Sales	152	105	- 30.9%	1,669	1,454	- 12.9%
Closed Sales	170	125	- 26.5%	1,599	1,440	- 9.9%
Days on Market Until Sale	22	14	- 36.4%	26	19	- 26.9%
Median Sales Price*	\$156,000	\$160,000	+ 2.6%	\$165,000	\$175,000	+ 6.1%
Average Sales Price*	\$180,044	\$209,282	+ 16.2%	\$194,818	\$201,816	+ 3.6%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	98.8%	101.0%	+ 2.2%
Inventory of Homes for Sale	211	177	- 16.1%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	10	13	+ 30.0%	153	163	+ 6.5%
Pending Sales	12	15	+ 25.0%	140	148	+ 5.7%
Closed Sales	12	20	+ 66.7%	141	145	+ 2.8%
Days on Market Until Sale	15	9	- 40.0%	20	17	- 15.0%
Median Sales Price*	\$156,500	\$187,500	+ 19.8%	\$161,000	\$175,500	+ 9.0%
Average Sales Price*	\$154,433	\$214,036	+ 38.6%	\$168,939	\$195,573	+ 15.8%
Percent of List Price Received*	96.4%	101.8%	+ 5.6%	98.6%	101.2%	+ 2.6%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

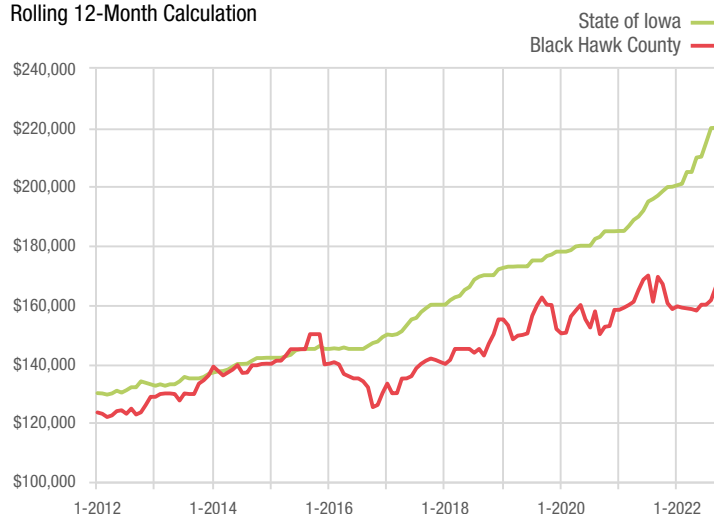
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.